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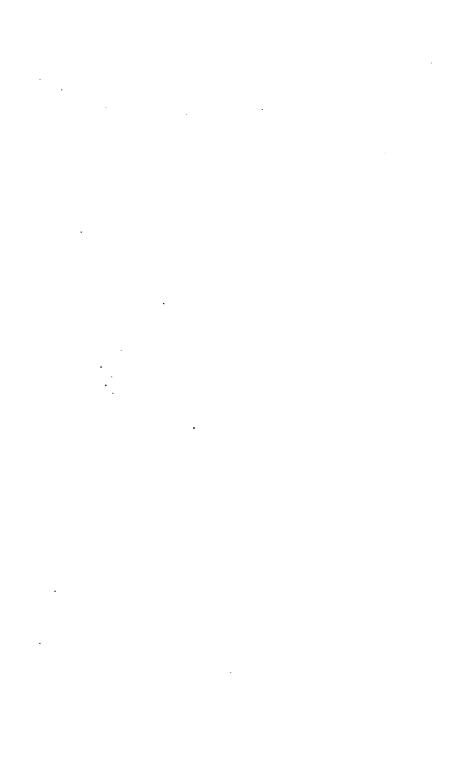
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REMARKS ON THE PURCHASE OF LANDED PROPERTY







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REMARKS

ON

THE PURCHASE VALUE,

MANAGEMENT AND LETTING OF

LANDED PROPERTY;

WITH

SEVERAL USEFUL TABLES,

BY WHICH

The Rental Value may be ascertained

OF ANY NUMBER OF

ACRES, ROODS, OR PERCE

BY

GEORGE JOHN RHODES,

SURVEYOR.

The object in the following pages is to bring before Capitalists, in a concise form, such observations as are necessary previous to making an investment in the purchase of land.

LONDON:

EFFINGHAM WILSON, 11, ROYAL EXCHANGE.

1853.

232. C. 107.

Henry Lucas, Printer, 3, Burleigh Street, Strand,

PREFACE.

With the hope of success to distribute among those that may be in need of such aid, the following pages are published; in which it has been the study to record, briefly, such theoretical precepts and information as may be useful to capitalists intending to invest money in the purchase of land, having certain principles laid down, with a clear and concise method that should be previously acted upon, to enable an intending purchaser to form an approximate opinion as to the value of an estate that may be offered for disposal, either as an investment or for the purpose of

occupation. Each of the various subjects touched upon has due reference to the object in view; likewise the acquisition of such rules will contribute to the general information required by all unprofessional persons likely to be connected with the disposal or letting of landed property, indirectly or otherwise.

London, May 3rd, 1853.

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THE PURCHASE VALUE

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LANDED PROPERTY.

CHAPTER I.

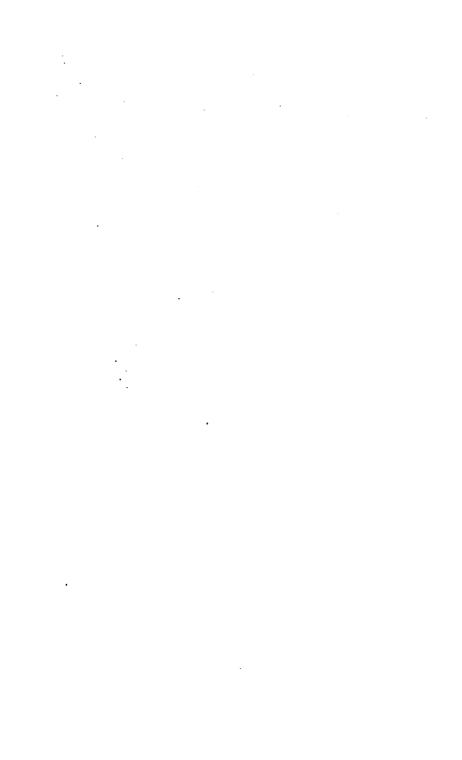
THE primary objects in all valuations of this species of property intended for disposal are the tenure and title under which it is held, and to which particular attention must be given.

The most imperfect degree of title consists in the mere possession or actual occupation, without any apparent right, against which the righful owner has a variety of legal remedies: still, in the mean while, till some act is instituted in order to assert his title, such actual possession, from length of time, will give the possessor an indefeasible title.

The tenure of land, whether copyhold or freehold, must likewise be kept in view. Nevertheless, copyhold land is equal in value to freehold, to an ordinary occupier; but, to a purchaser, the difference may generally be calculated at five years' purchase.







opinion upon the quality and state of the land in question: on the other hand, if placed in a county without any particular knowledge of the soil, before he could determine the relative value, the current prices must be ascertained and adjudged; which, from quality and situation of the land, would probably vary from ten to twenty per cent.

CHAPTER II.

FEE-SIMPLE VALUE.

The fee-simple value of land is, from general causes, very liable to fluctuation, and is likewise, in a much higher degree, raised or depreciated from local circumstances. Land of the same quality is of five-fold value in one neighbourhood, comparatively, to what it is worth in another, not solely on account of the price it will let for, but through other less permanent causes, such as the quantity of land in the market and the number of purchasers in a given district; likewise the temporary spirit which may prevail with respect to possession at the period of sale; which are circumstances worthy of atten-

tionby a purchaser whose views are not confined to any particular spot, and whose only object is to lay out his money to advantage.

The usual method of ascertaining the fee-simple value of land is to find its fair rental value or price by the year; to make all the necessary deductions as before explained; then reduce the sum to a clear annuity.

Speaking generally of the lands in England, the real rental value, whether in the purchase or in the management, is not easily obtained: for instance, take a provincialist from a district which is not enlightened by modern improvements, he cannot be aware of the value that his land would be of under the best course of management it might be capable of, nor can he see, through the veil of ignorance and prejudice, the improvements that may be made upon it, so keenly as one who has a more general knowledge of and is in the habit of prosecuting such improvements.

It is of essential importance, in these improving times, for a purchaser, before he makes an offer for an estate, to ascertain whether it is or is not capable of being improved beyond its existing value, and what, if any, will be the probable amount of such improvement; as it follows that, before an offer is made in a large purchase, it would be policy to have two-fold assistance—a provincial valuer to estimate the fair market price, and also one of more general knowledge, to check such valuation and to estimate the improvements that might probably be made.

CHAPTER III.

ABSTRACT RIGHTS, ETC.,

Are rights arising out of appropriated lands or appurtenances, such as the right of commonage, which is of some value; and must also have consideration when conveniently situate; for land on the side of a common is much more beneficial in this respect than when it lies a mile or two from it, and difficult of access; consequently it is the real advantage an occupier fairly receives that has to be considered, or, in other words, the rental value of the common right while the common remains uninclosed. The right of seigniority to fee-farm rents, or other chief rents payable to the possessor of land on sale out of the land belonging to other proprie-

tors: these rents, though small, are of certain value in themselves, from the idea of superiority which they convey to the minds of some people, may be estimated at more than their pecuniary worth, and the sums, where they are very small, which is often the case, are lowered by the expense of collecting; and, besides, they are liable to excite vexation and litigation, and when, through neglect, they remain unpaid for any period of time, the tenant is then immediately willing to throw obstacles in the way, to get rid of such encumbrance, and then the right ownership is difficult to trace.

The value of manorial or feudal rights is to be estimated by the quit-rents, fine, &c., which from long custom and other circumstances have been attached to the given court; also what relates to the appropriated lands of the manor, or whatever the lord has a profit on, claims some attention. He is entitled to the profits arising from commonable lands (if any be within such manor), as lord of the soil, which cannot be broken without his permission; also the fossils or minerals that it may cover he claims, together with all timber that may be growing upon any waste, also the streams annexed thereto: he is, moreover, in ordinary cases, lord of the game that may inhabit or stray upon his manor;

this, however, being a right of pleasure rather than of profit, has no fixed standard by which it can be estimated.

The right of tithe, which is fixed conformably to an Act passed for that purpose, throughout England and Wales, when attached to an estate, is the most desirable of abstract rights arising out of landed property.

The right of representation or election also increases the value of land in a degree.

The right of advowson, or privilege of appointing a pastor to propagate religion and morality upon an estate, properly enough belongs to its possessor, as no other individual is so immediately concerned in the moral conduct of its inhabitants.

CHAPTER IV.

IMPROVEMENTS.

Many opportunities are frequently afforded, by the situation of various portions of an estate, for improvement and increase of income, by being bounded by good roads and commanding frontages, available for building purposes; consequently great advantages may arise from letting such portions on building leases for moderate terms, at ground rents, and, where judiciously managed, would not materially affect the appearance of the It is also laying the groundwork of a fortune for the rising generation; for, by this means, the proprietor not only continues to receive an advanced rent for his land, but, at the expiration of the lease, the land, with all buildings that may be erected, reverts to his successors; consequently his property is greatly augmented. One important object must be kept in view, namely, the condition of the houses that may be erected,

therefore it will be necessary that frequent surveys be made during the latter part of the term granted, in order that they may not be left in a dilapidated state, and carefully taking an account of the repairs necessary; for which purpose a regular notice should be given. Great deliberation is required respecting alterations or improvements; money laid out on an estate by way of improvement should be calculated to return principal and interest at the rate of six per cent. When we see how much the value of farm lands depends upon locality, with respect to the markets for the produce, it becomes an object of high importance to meliorate their situation in this respect,—

By facilitating the means of conveyance, by either road, rail, or water carriage.

By establishing new markets in situations where the population has increased since the establishment of those which were previously frequented; for the attractive centre to which the labours of the husbandman will ever tend, is the market, thus causing an artificial increase of inhabitants, by drawing together the consumers of produce.

By encouraging manufactories upon or in the vicinity of an estate; for, while a manufactory continues to flourish, the value of lands around it

cannot fail to be increased, therefore the spirit of improvement which often prevails in a district is of great consideration, especially when in an early stage, as a rapid increase of rent may ultimately be depended upon.

CHAPTER V.

RENTAL VALUE.

In touching upon the subject of rent, of which there are several kinds and divisions, it will be necessary to offer some explanation.

The word rent, or render, signifies a compensation or return or acknowledgement given, and is defined to be a certain profit issuing out of lands and tenements; it may also consist in services or manual operations, such services being, in the eyes of the law, considered as profits; this profit must also be reduced to a certainty, and must issue yearly, being produced out of the profits of the lands or tenements as recompense.

Rents of assize are the certain established rents

of freeholders or ancient copyholders, and cannot be varied; those of freeholders are frequently called chief rents, and both are indifferently denominated quit rents, simply because the tenant goes quit and free of all other services. An ancient custom at one time prevailed of making these payments in silver or white money, and were called white rents, in contradistinction to rents reserved in work or Fee-farm rent is a charge issuing out of an estate in fee of at least one-fourth of the value of land at the time of reservation; for a grant of lands, reserving such rent, is in reality letting land to farm in fee-simple instead of the usual method for a term. Rent-charge is where the owner of the rent has no future interest or reversion in the land, or where by deed the whole estate is made over in fee-simple, with a certain amount receivable therefrom, with an addition of a covenant for distress to be made for any arrears due. Rack-rent is only a rent of the full value of the land or tenement. Rent-service, so called from the corporeal service incident to it.

In valuing land, to ascertain the fair rental value, or true market price, many difficulties arise at times to prevent the accuracy of opinion that should be employed; instances having been known where several valuers have been engaged in a valuation,

and, owing to their surveys being made at different seasons, have varied 20 per cent., consequently it is much more advantageous to the landlord not to spare any reasonable expense in ascertaining a correct estimate at the time of letting.

In every situation there is at all times a market price, as regards the value of land, as well as of its produce, which is generally estimated at thrice the amount of rent. There appears to be only one equitable and, eventually, profitable method of letting a farm, and that is—to fix a fair rent, select a responsible tenant, and, before the rental value can be accurately fixed, the tenancy or term, and the covenants to be inserted in lease, must first be determined upon, for on these conditions the real worth mainly depends.

Having gone so far into detail respecting rentals, we will next proceed to give a form as to the manner of creating rents, in order that a proprietor may have some basis to work upon—for example, we will take a farm comprising 100 acres of land, let upon lease at £200 per annum, including homestead, &c. As an estate intended for sale may be let at a forced rent, therefore it will be necessary for a purchaser to take into consideration the rental it will command at the termination of the existing

lease, which, as a matter of course, will depend upon circumstances; consequently, by adopting the method as shown below, the sum total that ought to be payable as rent will be arrived at.

No. on Plan.	Description.	State of Cultiva- tion.	Quantity.		Aplue per Acre. Acre. Lotal.				Remarks.	
	Upper Spring Field.	Arable.	A .	R. 3	P. 39	s. 25	£	s. 5	d. 0	Clayey.
	Lower Spring Field.	Arable.	9	2	4	27	12	17	0	
	Home Mead.	Meadow.	20	1	3 6	35	35	16	0	Rough.
	Draycott's Mead.	Meadow.	14	3	16	32	23	15	0	
	Great Barn Field.	Pasture.	19	2	28	37	36	8	0	
	Little Chiff- neys.	Arable.	4	3	39	24	6	0	0	Wet and cold.
	Long Close.	Arable.	7	2	11	26	9	16	0	
	Beechwood Spring.	Wood.	12	3	0	8	5	3	0	
	House and Outbuildings.	_	1	0	27		33	0	0	Bad repair.
		Extent of Land.	100	0	0	_	174	0	0	Estimated Rental.

Acting on the above principle, we find the gross estimated rental of 100 acres will amount to £174

instead of £200 per annum, the amount let at, which is ascertained by pricing the various parcels separately; and, by so doing, it is essential attention should be paid to every particular feature (see general remarks), aided by judgment and discretion: by this means something near the amount of rent a purchaser would receive for his outlay is ascertained, it being understood that such income, arising from freehold land, must be valued at 3½ to 4 per cent. according to situation, or, in other words, from 25 to 30 years' purchase; then

£174 per annum, at 4 per cent., or 25 years' purchase, _____ amounts to £4350 purchase value.

It is also a frequent practice to take all standing timber at valuation, excepting when otherwise arranged by agreement.

CHAPTER VI.

MANAGEMENT, ETC., OF ESTATES.—NATURE OF SOILS.

The high importance of this part of the general subject connected with landed property, is very evident, for it is naturally supposed that an estate, after purchase, as it frequently happens, will be subject to some improvement, which must be so arranged as to secure a profitable return for the capital invested, the expense of such improvement being well calculated previously.

In addition to the profits which arise from the good management of landed property, there are other considerations which a proprietor cannot overlook. He stands in a very different position to the possessor of ordinary property, not only as respects the land, but he is also in possession of the occupiers; for, although the tenantry are not exactly bought and sold as live-stock, still an estate under lease, as long as the covenants are fulfilled, is a sufficient guarantee for the tenantry,

and consequently it may be said they are as firmly rooted in the soil as the timber that grows.

A tenanted estate differs widely from other species of property, as respects giving power and authority over persons as well as things; it therefore possesses a dignity and has duties peculiar to itself: for instance, the capitalist who receives his £5000 per annum from the public funds, is an insulated being as compared with him who derives the same income from landed property; the former, like the drone, basks in the sunshine of his own prosperity, while the latter, like the industrious bee, disseminates his sweets around, and thus, provided his affairs are judiciously managed, becomes one of society's best members.

The size and position of an estate is in some degree connected with the present subject, as it is acknowledged the greatest profits arise from farms of moderate extent, from 100 to 500 acres. A farm comprising 1000 acres of inferior land will not work to so much advantage as one of less quantity and better in quality—for obvious reasons, the distance around being too great for the carriage of crops and manure without two sets of offices, which is more than a single individual ought to undertake

to superintend, in addition to the waste of labour that must necessarily follow.

On the business of letting, the uniform prosperity of an estate is largely connected; it requires the most sedulous attention and elaborate discussion; not only is the income of the owner at stake, but his name and peace of mind so nearly allied as to warrant the fullest and most mature consideration.

There are three methods in common use of letting a farm, which it will be as well to point out, namely, putting it up to public auction and taking the highest bidder for a tenant. Secondly, receiving written proposals and accepting the highest offer. Thirdly, asking more rent than it is intrinsically worth, afterwards bringing the matter to a discussion with various parties that may happen to make offers, and eventually closing with the candidate that will give the highest rent without regard to his responsibility. However, it must be admitted, excessive rents look well on the rent-roll, while they are entitled to remain there, and in many cases they are only nominal, for if the arrears, when due, be received through the distress and ruin of the tenant, the injury done to the estate (not to mention the loss it sustains in character) must be deducted from the nominal rent; and when the land is completely exhausted, the buildings dilapidated, the gates and fences broken, the water-courses choked, and the roads impassable, the tenant decamps, and the farm remains unoccupied, which is followed by the certain result of a blank in the rent-roll.

In letting an estate, it is necessary, for the prevention of injury to both land and buildings, or the tenant from committing waste, to be particular in the formation of certain covenants, such as to keep all messuages, tenements and fences in repair, that all dung shall be used on the land, in proper proportions on the tillage, pasture, and meadow lands, also a certain quantity of lime (per acre) on fallow land; that certain courses of husbandry be observed, that no meadow or pasture be converted into tillage under forfeiture of a fine (per acre); not to relet any part of the land to an under-tenant; to keep all roads in good repair, to cut and plash all hedges in a proper manner. No clay to be dug for the purpose of making bricks, &c., &c.

NATURE OF SOILS.

Another object of great importance to the success of a tenant, aided by sufficient management, is to be acquainted with the various properties of the several parcels of land, and determine on those most suitable for the purposes of pasture, meadow, or tillage, not allowing more than one-third to be kept for tillage; also to give attention to enriching the land with the proper proportions of dung or lime per acre, or such other manure as may best suit the The different combinations of nature of the soil. sand, gravel, loam, clay, chalk, and marl, form the great variety in the nature of soils, and, by a proper mixture, the general fertility of the land chiefly depends. Experience teaches us that there are two extremes in soils—a tough wet clay, and a loose dry sand, each having its particular plants; consequently a medium soil is the most fruitful, and produces a finer crop.. In stiff clay there is very little fermentation; the salts, being too confined, cannot act, which in light sands, from being hot and dry, are evaporated. Clay, when tempered with dung or other substance, yields only to a temporary improvement. Mixed soils, inclining to clay, are best for corn, though the depth of soil must be considered; if rich soil, and only seven or eight inches deep upon a cold wet clay or stone, it will not be so fruitful as poorer soil on a better stratum. seems to be the best stratum to make land prolific. Chalky soils, usually dry and warm, are generally more productive, when there is sufficient mould above, producing great crops of barley, rye, peas, clover, and particularly sainfoin. The best loams and natural earths are of a bright brown or hazel colour, called hazel-loam, cutting smooth and easy, not adhering to the plough; are light, and fall in small clods, without chopping or breaking in dry weather, or turning into mud when wet. The next to this is a soil of a dark russet-colour, and the most inferior description is that of a light ash-colour.

ON TENANCY.

The different holdings of estates in this country admit of a fourfold distinction, which will be duly considered. Tenant-at-will is a simple holding, which succeeded the feudal or copyhold tenure, being a species of tenancy without any legal contract or written agreement; the only tie between the owner and the occupier being the custom of the estate, or the country in which it lies, and the common law of the land.

Holding from year to year, under a written agreement, with specified covenants, is a usage of more recent date, and is more often applied where leases for a term of years were usually granted. Leases granted for lives, was a custom very prevalent in England, but is now going into disuse, though they are still to be met with in some parts. Life leases are to be viewed in various ways, each requiring considerable deliberation: to a tenant who holds at a moderate rent, a lease for his life is peculiarly acceptable; his farm becomes his life estate, he is fixed for life; but, unless he is a prudent

or fortunate man, it may eventually prove a source of misfortune to his family, who may be, in the moment of their distress for his loss, turned out of house and home,—a circumstance which can rarely happen under the holding of a lease for a term of years. On landed property, life-leasehold has a much better effect than annual holdings, simply from a tenant being more likely to improve the estate for his own benefit during his life; and, consequently, may leave it at his death in a high state of cultivation.

Annual holdings, on the other hand, are most discouraging to a tenant, and to general improvements in agriculture, while, to a proprietor, they become most profitable; comparatively, he is in possession, and can make any arrangements he may deem expedient, without interference.

Leases for twenty-one years, though profitable at the commencement, have frequently turned out the reverse before the time expires, on account of the great fluctuation in the value of farm produce; while the proprietor, who is letting his land from year to year, has the risk of an increase or decrease by this circumstance. Nevertheless, the incomes of those whose lands are under long leases, whether

for lives or years, are stationary, and eventually have the same chance of improvement or otherwise, according to the value of such land.

The most eligible species of holding, to both landlord and tenant, when taken into consideration. would be a lease for seven years, with two years' notice to quit, or for renewal, by which the proprietors would come to a clear understanding with their tenants a sufficient time previous to the termination of their respective leases, for a skilful tenant will covenant to keep his land in cultivation and condition for his own interest, which would, consequently, be left in a proper state for the next occupier. A lease, therefore, granted upon these terms, is decidedly in favour of the proprietor to long leases, and the advantage over annual holdings is not less considerable to the tenant, and would be worth from seven to eight per cent. more under such arrangement, than under a lease from year to year.

CHAPTER VII.

TAXES CONSIDERED.

The annual amount of taxes and other outgoings is a fact that must be ascertained, as they are a burthen upon the gross value of the land out of which they are payable; for, where paid by the tenant, the rent is fixed accordingly. An estate may be for sale, and is already under lease for a term to come; therefore it is requisite to make inquiries as to the necessary outgoings and repairs to be discharged by the tenant, and what the landlord is liable to during such term. Fixed payments, or rent-charges, such as chief-rents, quit-rents, annuities, endowments, &c., to which land is liable, must also have consideration. Repairs of public works, buildings, roads, &c., incumbent on an estate, are subjects for inquiry, as well as ordinary repairs; the expense thereof will likewise form an item for deduction.

There are two practical methods of valuation, with respect to taxes and other outgoings, namely, either to set down the gross value of the land, and then deduct the outgoings; or otherwise to take a view of it, with all incumbrances, and then estimate in a summary way the net rental value, the last method being the one most generally adopted.

TITHES.

The commencement of tithes was possibly about the time of Charlemagne, or a few years later, who established the payment of them in France, in four divisions, namely, one to maintain religious edifices, the second to support the poor, the third the bishop, and the fourth the parochial clergy. Tithes in general are payable or chargeable on various products and things that yield an annual increase, such as corn, hay, fruit, cattle, and the like; but not on any substance of the earth, such as stone, lime, chalk, &c., that is not of annual increase, the amount being fixed agreeably to the act for their commutation.

The payment of tithes, no doubt, became general about the end of the sixth century, being about the time the Monk Augustine planted Christianity among the Saxons. The decree at first did not bind the laity, but was afterwards effectually con-

firmed by two kingdoms of the heptarchy, in their parliamentary conventions of estates, consisting of the kings of Mercia and Northumberland, the bishops, dukes, and senators respectively. An authentic account is given in the laws agreed upon between king Gerthrun the Dane, Alfred, and his son Edward, the elder, successive kings of England, about the year 900. This was a kind of treaty between those monarchs, wherein it was necessary, as Gerthrun was a pagan, to provide for the subsistence of the Christian clergy under his dominion, and accordingly the payment of tithes was not only enjoined, but a penalty added upon non-observance.

The title of the clergy to tithes probably commenced with the Jewish themocracy; an honourable and competent maintenance for the ministers of the gospel is undoubtedly jure divino, whatever the particular mode may be; consequently all municipal laws provided a liberal maintenance for their national priests or clergy; ours, in particular, established tithes, probably in imitation of the Jewish law, and probably may be more beneficial for the English clergy to found their title upon the law of the land in preference to any unacknowledged and unsupported rights. Eventually arbitrary consecrations of

tithes frequently took place, and at last became in general use, until the reign of King John, which was, no doubt, owing to the intrigues of the regular clergy, or monks of the Benedictine and other rules under Archbishop Dunstan and his successors, who endeavoured to wean the people from paying their dues to the parochial clergy, and were then in hopes to have drawn, by sanctimonious or other pretences, all ecclesiastical profits to their own coffers: this accounts for the extent and riches of the monasteries that were founded in those days, which were frequently endowed with tithes; for any layman who was obliged to pay his tithes might think it policy to erect an abbey, and pay them to his own monks, or otherwise grant them to some abbey already erected. However, as years progressed, the incomes of the poor laborious priests became much reduced by these consecrations, consequently Pope Innocent the Third, about the year 1200, sent a decree requesting a payment of tithes to be made to the parsons of the respective parishes, which was afterwards directed by the same pope in other countries. This was an effectual remedy against arbitrary consecrations, and now it is universally held that tithes due to the clergyman of

the parish are of common right, unless there exists a special exemption, and who may be either the actual incumbent, or else the appropriator of the benefice; appropriations being a method of endowing monasteries, which seems to have been devised by the regular clergy by way of substitution, in preference to arbitrary measures.

CHAPTER VIII.

GENERAL REMARKS.

Many other features present themselves in forming an estimate as to the value of land, such as a plentiful supply of water, for the uses of livestock and irrigation, or whether there are any favourable appearances on the estate, of coal, lead, tin, or other mines; to be able to procure manure, within an easy distance, at a moderate expense; the state of the roads, public or private, from neighbouring markets or places for the delivery of pro-

duce; whether eligible sites for building purposes can be obtained on the estate: the condition of all water-courses or ditches require to be examined, the expense of such reparation being sometimes heavy, from inattention or other causes, as good and sufficient drainage is of the utmost importance, and although the system of drainage has arrived at great perfection, it cannot be carried out to any extent without incurring expense.

The state of land as to tillage is also entitled to more consideration than is generally given. Land, when in a high state of cultivation, will throw out a succession of full crops, and is worth more by £5 per acre, in the purchase, than that of similar properties in a state of exhaustion by repeated crops, or lie in a state of foulness, from which it cannot be raised, excepting at a great expense of manure and labour.

The state as to grass or arable is better understood, and generally more attended to, when in a profitable state of herbage from time; it is not only valuable from bearing a high rent, but will seldom fail to throw out a valuable succession of crops. Hence the length of time land, under valuation, has been in a state of herbage, and if kept for pasturage, forms a leading feature and an important inquiry.

In land-valuing, much calculation is required respecting the various quantities of parcels, as it frequently happens that odd roods and perches are included; therefore, to render the work more convenient to persons not professionally engaged, and who may be desirous of calculating the probable value of an estate offered for sale, it has been deemed advisable to subjoin the following tables; and, from such facility thus afforded, the time and trouble in a large calculation will be considerably shortened, and the result more certain. Example, 20 acres, 3 roods, 39 perches, let at a rental of 12s. 6d. per acre. By referring to the tables we see the amount as under:—

A.	R.	P.		£.	8.	d.
20	0	0		12	10	0
0	3	0	-	0	9	4
0	0	39		0	3	0
2 0	3	39	is	£13	2	4

Again, should the number of acres exc will be simply doubling or trebling such as			
the case may be. Example:—			
100A., 2R., 30P., at 12s. 6d. per acre, th	e i	high	est
No. of acres given in tables being 20),	whic	ch,
multiplied by 5= 10	00	0	0
The value of 20a. being £12. 10s. by 5=6	32	10	0
" " 2R	0	6	3
" " 30p	0	2	4
£6	32	18	7

TABLES

FOR CALCULATING

THE RENTAL VALUE OF LAND, PER ACRE, ROOD, OR PERCH.

38

	ls. per Acre.	1s. 6d. per Acre.	2s. per Acre.	2s. 6d. per Acre.
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1	0 1 0	0 1 6	0 2 0	0 2 6
2	0 2 0	0 3 0	0 4 0	0 5 0
3	0 3 0	0 4 6	0 6 0	076
4	0 4 0	0 6 0	0 8 0	0 10 0
5	0 5 0	0 7 6	0 10 0	0 12 6
6	0 6 0	0 9 0	0 12 0	0 15 0
7	070	0 10 6	0 14 0	0 17 6
8	0 8 0	0 12 0	0 16 0	100
9	0 9 0	0 13 6	0 18 0	126
10	0 10 0	0 15 0	1 0 0	1 5 0
11	0 11 0	0 16 6	1 2 0	176
12	0 12 0	0 18 0	1 4 0	1 10 0
13	0 13 0	0 19 6	1 6 0	1 12 6
14	0 14 0	1 1 0	180	1 15 0
15	0 15 0	1 2 6	1 10 0	1 17 6
16	0 16 0	1 4 0	1 12 0	2 0 0
17	0 17 0	156	1 14 0	2 2 6
18	0 18 0	1 7 0	1 16 0	$\begin{bmatrix} 2 & 5 & 0 \\ 2 & 7 & 6 \end{bmatrix}$
19	0 19 0	186	1 18 0	
20	1 0 0	1 10 0	2 0 0	2 10 0
Roods.				
1 1	0 0 3	0 0 4	0 0 6	0 0 7
2	0 0 6	0 0 9	0 1 0	0 1 3
3	0 0 9	0 1 1	0 1 6	0 1 10

39 PERCHES.

	ls.	1s. 6d.	2s.	2s. 6d.
	per Acre.	per Acre.	per Acre.	per Acre.
1 2 3	£. s. d.	£. s. d.	£. s. d.	£. s. d.
3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35	0 0 1 0 0 2 0 0 2 0 0 2 0 0 2 0 0 2	0 0 1 0 0 2 0 0 3 0 0 3 0 0 3	0 0 1 0 0 0 2 0 0 0 3 0 0 3 0 0 3 0 0 3 0 0 3 0 0 4 0 0 4 0 0 4 0 0 4 0 0 5 0 0 5	0 0 1 0 0 1 0 0 1 0 0 1 0 0 2 0 0 2 0 0 2 0 0 2 0 0 2 0 0 3 0 0 3 0 0 3 0 0 3 0 0 3 0 0 4 0 0 4 0 0 4 0 0 4 0 0 0 5 0 0 0 5 0 0 0 5 0 0 0 5 0 0 0 6 0 0 0 6
36	0 0 2	0 0 4	0 0 5	0 0 6
37	0 0 2	0 0 4	0 0 5	0 0 6
38	0 0 2	0 0 4	0 0 5	0 0 7
39	0 0 2	0 0 4	0 0 5	0 0 7

40

	3s.	3s. 6d.	4s.	4s. 6d.
	per Acre.	per Acre.	per Acre.	per Acre.
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1 2 3 4 5 6 7 8 9 10 11 12 13	0 3 0 0 6 0 0 9 0 0 12 0 0 15 0 0 18 0 1 1 0 1 4 0 1 7 0 1 10 0 1 13 0 1 16 0 1 19 0	0 3 6 0 7 0 0 10 6 0 14 0 0 17 6 1 1 0 1 4 6 1 8 0 1 11 6 1 15 0 1 18 6 2 2 0 2 5 6	0 4 0 0 8 0 0 12 0 0 16 0 1 0 0 1 4 0 1 18 0 1 12 0 1 16 0 2 0 0 2 4 0 2 8 0 2 12 0	0 4 6 0 9 0 0 13 6 0 18 0 1 2 6 1 7 0 1 11 6 2 0 6 2 5 0 2 9 6 2 14 0 2 18 6 3 3 0 3 7 6 3 12 0 3 16 6 4 1 0 4 5 6
14	2 2 0	2 9 0	2 16 0	3 3 0
15	2 5 0	2 12 6	3 0 0	3 7 6
16	2 8 0	2 16 0	3 4 0	3 12 0
17	2 11 0	2 19 6	3 8 0	3 16 6
18	2 14 0	3 3 0	3 12 0	4 1 0
19	2 17 0	3 6 6	3 16 0	4 5 6
20	3 0 0	3 10 0	4 0 0	4 10 0
Roods. 1 2 3	0 0 9	0 0 10	0 1 0	0 1 1
	0 1 6	0 1 9	0 2 0	0 2 3
	0 2 3	0 2 7	0 3 0	0 3 4

41
PERCHES.

	3s. per Acre.	3s. 6d. per Acre.	4s. per Acre.	4s. 6d. per Acre.
	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34	£. s. d. 0 0 1 0 0 0 1 0 0 0 1 0 0 0 2 0 0 2 0 0 2 0 0 2 0 0 3 0 0 3 0 0 3 0 0 4 0 0 4 0 0 4 0 0 4 0 0 5 0 0 5 0 0 6 0 0 6 0 0 6 0 0 6 0 0 7 0 0 7	£. s. d. 0 0 1 0 0 0 1 0 0 0 1 0 0 0 2 0 0 0 2 0 0 0 2 0 0 0 3 0 0 0 3 0 0 0 3 0 0 0 4 0 0 0 4 0 0 0 4 0 0 0 5 0 0 6 0 0 6 0 0 6 0 0 6 0 0 7 0 0 7 0 0 8 0 0 8	£. s. d. 0 0 1 0 0 0 1 0 0 0 1 0 0 0 2 0 0 0 2 0 0 0 3 0 0 0 3 0 0 0 3 0 0 0 4 0 0 0 4 0 0 0 5 0 0 6 0 0 6 0 0 6 0 0 6 0 0 7 0 0 7 0 0 7 0 0 8 0 0 8 0 0 9 0 0 9 0 0 9	£. s. d. 0 0 1 0 0 1 0 0 1 0 0 2 0 0 2 0 0 2 0 0 3 0 0 3 0 0 3 0 0 4 0 0 4 0 0 4 0 0 5 0 0 5 0 0 6 0 0 6 0 0 6 0 0 7 0 0 7 0 0 7 0 0 8 0 0 8 0 0 8 0 0 9 0 0 9 0 0 10 0 0 10 0 0 11
34 35	0 0 7	0 0 8	0 0 10 0 0 10	0 0 11 0 0 11
36	0 0 7	0 0 9	0 0 10	0 1 0
37	0 0 8	0 0 9	0 0 11	0 1 0
38 39	0 0 8	0 0 9	0 0 11 0 0 11	0 1 0 0 1 1
39		0 0 10	0 0 11	0 1 1

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	5s. per Acre.	5s. 6d. per Acre.	6s. per Acre.	6s. 6d. per Acre.
	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1	0 5 0	0 5 6	0 6 0	0 6 6
2	0 10 0	0 11 0	0 12 0	0 13 0
3	0 15 0	0 16 6	0 18 0	0 19 6
4	1 0 0	1 2 0	140	1 6 0
5	1 5 0	1 7 6	1 10 0	0 19 6 1 6 0 1 12 6
6	1 10 0	1 13 0	1 16 0	1 19 0
7	1 15 0	1 18 6	2 2 0	1 19 0 2 5 6 2 12 0
8	2 0 0	2 4 0	2 8 0	2 12 0
9	2 5 0	2 9 6	2 14 0	2 18 6
10	2 10 0	2 15 0	3 0 0	3 5 0
11	2 15 0	3 0 6	3 6 0	3 11 6 3 18 0 4 4 6
12	3 0 0	3 6 0	3 12 0	3 18 0
13	3 5 0	3 11 6	3 18 0	4 4 6
14 15	3 10 0 3 15 0	3 17 0 4 2 6	4 4 0 4 10 0	4 11 0 4 17 6
16	4 0 0	4 8 0	4 10 0 4 16 0	4 17 6 5 4 0
17	4 5 0	4 13 6	5 2 0	5 10 6
18	4 10 0	4 19 0	5 8 0	5 17 0
19	4 15 0	5 4 6	5 14 0	6 3 6
20	5 0 0	5 10 0	6 0 0	6 10 0
Roods.				
1	0 1 3	0 1 4	0 1 6	0 1 7
2	0 2 6	0 2 9	0 3 0	0 3 3
3	0 3 9	0 4 1	0 4 6	0 4 10

43
PERCHES.

	5s. per Acre.	5s. 6d. per Acre.	6s. per Acre.	6s. 6d. per Acre.
1	£. s. d.	£. s. d.	£. s. d.	£. s. d.
2 3 4	0 0 1	0 0 1	0 0 1	0 0 1
4	0 0 1	0 0 1	0 0 1	0 0 1
5	0 0 1	0 0 2	0 0 2	0 0 2
5 6 7	0 0 2	0 0 2	0 0 2	0 0 2
7	0 0 2	0 0 2	0 0 3	0 0 3
8	0 0 3	0 0 3	0 0 3	0 0 3
9	0 0 3	0 0 3	0 0 4	0 0 4
10	0 0 3	0 0 4	0 0 4	0 0 4
11	0 0 4	0 0 4	0 0 4	0 0 5
12	0 0 4	0 0 4	0 0 5	0 0 5
13	0 0 4	0 0 5	0 0 5	
14	0 0 5	0 0 5	$\begin{array}{cccc} 0 & 0 & 6 \\ 0 & 0 & 6 \end{array}$	0 0 6 0 7
15	0 0 5		0 0 6	0 0 7
16 17	0 0 6 0 0 6	0 0 6 0 7	0 0 7	0 0 8
18	0 0 6	0 0 7	0 0 7	0 0 8
19	0 0 6	0 0 7	0 0 8	0 0 9
20	0 0 7	0 0 8	0 0 9	0 0 9
21	0 0 7	0 0 8	0 0 9	0 0 10
21	0 0 8	0 0 9	0 0 9	0 0 10
23	0 0 8	0 0 9	0 0 9	0 0 10
23 24	0 0 9	0 0 9	0 0 10	0 0 11
25	0 0 9	0 0 10	0 0 10	0 1 0
26 26	0 0 9	0 0 10	0 0 11	0 1 0
27	0 0 10	0 0 11	0 1 0	0 1 1
28	0 0 10	0 0 11	0 1 0	o i i
29	0 0 10	0 0 11	0 1 1	0 1 2
30	0 0 11	0 1 0	o i i	0 1 2
31	0 0 11	0 1 0	0 1 1	0 1 3
32	0 1 0	0 1 1	0 1 2	0 1 3
33	0 1 0	0 1 1	0 1 2	0 1 4
34	0 1 0	0 1 2	0 1 3	0 1 4
35	0 1 1	0 1 2	0 1 3	0 1 5
36	0 1 1	0 1 2	0 1 4	0 1 5
37	0 1 1	0 1 3	0 1 4	0 1 6
38	0 1 2	0 1 3	0 1 5	0 1 6
39	0 1 2	0 1 4	0 1 5	0 1 7

44

	7s. per Acre.	7s. 6d. per Acre.	8s. per Acre.	8s. 6d. per Acre.
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1	0 7 0	0 7 6	0 8 0	0 8 6
2	0 14 0	0 15 0	0 16 0	0 17 0
3	1 1 0	1 2 6	1 4 0	1 5 6
	1 8 0	1 10 0	1 12 0	1 14 0 2 2 6
4 5 6	1 15 0	1 17 6	2 0 0	2 2 6
6	2 2 0	2 5 0	280	2 11 0
7	2 9 0	2 12 6	2 16 0	2 19 6
8	2 16 0	3 0 0	3 4 0	3 8 0
9	3 3 0	3 7 6	3 12 0	3 16 6
10	3 10 0	3 15 0	4 0 0	4 5 0
11	3 17 0	4 2 6	4 8 0	4 13 6 5 2 0
12	4 4 0	4 10 0	4 16 0	5 2 0
13	4 11 0	4 17 6	5 4 0	5 10 6 5 19 0
14	4 18 0	5 5 0	5 12 0	5 19 0
15	5 5 0	5 12 6	6 0 0	6 7 6
16	5 12 0	6 0 0	6 8 0	6 16 0
17	5 19 O	6 7 6	6 16 0	7 4 6
18	6 6 0	6 15 0	7 4 0	7 13 0
19	6 13 0	7 2 6	7 12 0	8 1 6
20	7 0 0	7 10 0	800	8 10 0
Roods.				
1	0 1 9	0 1 10	0 2 0	0 2 1 0 4 3
2	0 3 6	0 3 9 0 5 7	0 4 0	$\begin{array}{ c c c c c c } \hline 0 & 2 & 1 \\ 0 & 4 & 3 \\ 0 & 6 & 4 \\ \hline \end{array}$
3	0 5 3	0 5 7	0 6 0	0 6 4

45
PERCHES.

£. s. d. 1
35 0 1 6 0 1 7 0 1 9 0 1 10 36 0 1 6 0 1 8 0 1 9 0 1 10 37 0 1 7 0 1 8 0 1 10 0 1 11 38 0 1 7 0 1 9 0 1 10 0 2 0 39 0 1 8 0 1 9 0 1 11 0 2 0

46

	9s. per Acre.	9s. 6d. per Acre.	10s. per Acre.	10s. 6d. per Acre.
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1	0 9 0	0 9 6	0 10 0	0 10 6
2	0 18 0	0 19 0	1 0 0	1 1 0
3	1 7 0	1 8 6	1 10 0	1 11 6
4	1 16 0	1 18 0	2 0 0	2 2 0
4 5 6 7 8	2 5 0	2 7 6	2 10 0	2 2 0 2 12 6 3 3 0 3 13 6
6	2 14 0	2 17 0	3 0 0	3 3 0
7	3 3 0	3 6 6	3 10 0	3 13 6
8	3 12 0	3 16 0	4 0 0	4 4 0
9	4 1 0	4 5 6	4 10 0	4 4 0 4 14 6 5 5 0 5 15 6 6 6 0
10	4 10 0	4 15 0	5 0 0	5 5 0
11	4 19 0	5 4 6	5 10 0	5 15 6
12	5 8 0	5 14 0	6 0 0	6 6 0
13	5 17 0	6 3 6	6 10 0	6 16 6
14	6 6 0	6 13 0	7 0 0	7 7 0
15	6 15 0	7 2 6	7 10 0	7 17 6
16	7 4 0	7 12 0	8 0 0	8 8 0
17	7 13 0	8 1 6	8 10 0	7 7 0 7 17 6 8 8 0 8 18 6 9 9 0
18	8 2 0	8 11 0	9 0 0	9 9 0
19	8 11 0 9 0 0	9 0 6	9 10 0	9 19 6
20	9 0 0	9 10 0	10 0 0	10 10 0
<u> </u>			-	·
Roods.				
	0 2 3	0 2 4	0 2 6	0 2 7
2	0 2 3 0 4 6	0 4 9	0 5 0	0 2 7 0 5 3
$\begin{array}{c c} 1 \\ 2 \\ 3 \end{array}$	0 2 3 0 4 6 0 6 9	0 2 4 0 4 9 0 7 1	$\begin{array}{ c cccccccccccccccccccccccccccccccccc$	0 2 7 0 5 3 0 7 10
"		' ' '	• • •	"

47
PERCHES.

	9s. per Acre.	9s. 6d. per Acre.	10s. per Acre.	10s. 6d. per Acre.
_	£. s. d.	£. s. d.	£. s. d.	£. s. d.
$egin{array}{c} 1 \\ 2 \end{array}$				
3	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccc}0&0&1\\0&0&2\end{array}$	$\begin{array}{c cccc} 0 & 0 & 1 \\ 0 & 0 & 2 \end{array}$	0 0 1 0 0 2
4	$\begin{smallmatrix}0&0&2\\0&0&2\end{smallmatrix}$	$\begin{smallmatrix}0&0&2\\0&0&2\end{smallmatrix}$	0 0 2	0 0 2
5	0 0 2	0 0 2	0 0 3	0 0 3
6	0 0 4	0 0 3	0 0 3	0 0 3
. 7	0 0 4	0 0 4	0 0 5	0 0 4
8	0 0 5	0 0 5	0 0 6	0 0 6
9	0 0 6	0 0 6	0 0 6	0 0 6
10	0 0 6	0 0 7	0 0 7	0 0 7
ii	0 0 7	0 0 7	0 0 8	0 0 8
12	0 0 8	0 0 8	0 0 9	0 0 9
13	0 0 8	0 0 9	0 0 9	0 0 10
14	0 0 9	0 0 9	0 0 10	0 0 11
15	0 0 10	0 0 10	0 0 11	0 0 11
16	0 0 10	0 0 11	0 1 0	0 1 0
17	0 0 11	0 1 0	0 1 0	0 1 1
18	0 1 0	0 1 0	0 1 1	0 1 2
19	0 1 0	0 1 1	0 1 2	0 1 2
20	0 1 1	0 1 2	0 1 3	0 1 3
21	0 1 2	0 1 2	0 1 3	0 1 4
22	0 1 2	0 1 3	0 1 4	0 1 5
23	0 1 3	0 1 4	0 1 5	0 1 6
24	0 1 4	0 1 5	0 1 6	0 1 6
25	0 1 4	0 1 5	0 1 6	0 1 7
26	0 1 5	0 1 6	0 1 7	0 1 8
27	0 1 6	0 1 7	0 1 8	0 1 9
28	0 1 6	0 1 7	0 1 9	0 1 10
29 30	0 1 7 0 1 8	$\begin{array}{cccc}0&1&8\\0&1&9\end{array}$	0 1 9 0 1 10	0 1 10 0 1 11
30 31	$\begin{array}{cccccccccccccccccccccccccccccccccccc$			·
32	0 1 8	0 1 10 0 1 10	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
33	0 1 9	0 1 10	0 2 0	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
34	0 1 10	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0 2 0	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
35	0 1 10	0 2 0	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	0 2 2
36	0 2 0	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0 2 2	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
37	0 2 0	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0 2 3	0 2 5
38	0 2 1	0 2 3	0 2 4	0 2 5
39	0 2 2	0 2 3	0 2 5	0 2 6
""		~ ~ ~		

48

	11s. per Acre.	11s. 6d. per Acre.	12s. per Acre.	12s. 6d. per Acre.
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1	0 11 0	0 11 6	0 12 0	0 12 6
2	1 2 0	1 3 0	1 4 0	1 5 0
3	1 13 0	1 14 6	1 16 0	1 17 6
4	2 4 0	2 6 0	2 8 0	2 10 0 3 2 6
5 6	2 15 0	2 17 6	8 0 0	3 2 6
6	3 6 0	3 9 0	3 12 0	8 15 0
1 7 1	3 17 0	4 0 6	4 4 0	8 15 0 4 7 6
8	4 8 0	4 12 0	4 16 0	5 0 0 5 12 6
9	4 19 0	5 3 6	5 8 0	5 12 6
10	<i>5</i> 10 0	5 15 0	6 0 0	6 5 0
11	6 1 0	6 6 0	6 12 0	6 17 6
12	6 12 0	6 18 0	7 4 0	7 10 0
13	7 3 0	7 9 6	7 16 0	8 2 6
14	7 14 0	8 1 0	8 8 0	8 2 6 8 15 0 9 7 6 10 0 0
15	8 5 0	8 12 6	9 0 0	976
16	8 16 0	9 4 0	9 12 0	10 0 0
17	970	9 15 6	10 4 0	10 12 6
18	9 18 0	10 7 0	10 16 0	11 5 0
19	10 9 0	10 18 6	11 8 0	11 17 6
20	11 0 0	11 10 0	12 0 0	12 10 0
Roods.				
1	0 2 9	0 2 10	0 3 0	0 3 1
2	0 5 6	0 5 9	0 6 0	0 6 3
3	0 8 3	0 5 9 0 8 7	0 3 0 0 6 0 0 9 0	0 9 4
	· - -			

49
PERCHES.

	lls. per Acre.	11s. 6d. per Acre.	12s. per Acre.	12s. 6d. per Acre.
,	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1 2	0 0 1	0 0 1	0 0 1	001
8	0 0 2	0 0 2	0 0 2	0 0 2
4	0 0 3	0 0 3	0 0 3	0 0 3
5 6	0 0 4	0 0 4	0 0 4	0 0 4
6	0 0 4	0 0 5	0 0 5	0 0 5
7	0 0 5	0 0 6	0 0 6	0 0 6
8	0 0 6	0 0 6	0 0 7	0 0 7
9	0 0 7	0 0 7	0 0 8	0 0 8
10	0 0 8	0 0 8	0 0 9	0 0 9
11	0 0 9	0 0 9	0 0 9	0 0 10
12	0 0 9	0 0 10	0 0 10	0 0 11
13	0 0 10	0 0 11	0 0 11	0 1 0
14	0 0 11	0 1 0	0 1 0	0 1 1 0 1 2
15	0 1 0	0 1 0	0 1 1	0 1 2
16	0 1 1	0 1 1	0 1 2	0 1 3
17	0 1 2	0 1 2	0 1 3	0 1 3
18	0 1 2	0 1 3	0 1 4	0 1 4
19	0 1 3	0 1 4	0 1 5	0 1 5 0 1 6
20	0 1 4	0 1 5	0 1 6	0 1 6
21	0 1 5	0 1 6	0 1 6	0 1 7
22	0 1 6	0 1 6	0 1 7	0 1 8
23	0 1 6	0 1 7	0 1 8	0 1 9
24	0 1 7	0 1 8	0 1 9	0 1 10
25	0 1 8	0 1 9 0 1 10	0 1 10	0 1 11
26			0 1 11 0 2 0	0 2 0 0 2 1
27	0 1 10 0 1 11	0 1 11 0 2 0		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
28 29	0 1 11	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	0 2 1 0 2 2	0 2 2 0 0 2 3
30	0 2 0	0 2 1	0 2 2	0 2 3
31	0 2 0	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0 2 3	0 2 5
32	0 2 2	0 2 3	0 2 4	0 2 6
33	0 2 3	0 2 3 0 2 4	0 2 5	0 2 6
34	0 2 4	0 2 5	0 2 6	0 2 7
35	0 2 4	0 2 6	0 2 7	0 2 8
36	0 2 5	0 2 7	0 2 8	0 2 9
37	0 2 6	0 2 7	0 2 9	0 2 10
38	0 2 7	0 2 8	0 2 10	0 2 11
39	0 2 8	0 2 9	0 2 11	0 3 0

50

	13s. per Acre.	13s. 6d. per Acre.	14s. per Acre.	14s. 6d. per Acre.
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1	0 13 0	0 13 6	0 14 0	0 14 6
2	1 6 0	170	180	190
3	1 19 0	2 0 6	2 2 0	2 3 6
4	2 12 0	2 14 0	2 16 0	2 18 0
5	3 5 0	3 7 6	3 10 O	3 12 6
6	3 18 0	4 1 0	4 4 0	470
7 8	4 11 0	4 14 6	4 18 0	5 1 6
8	5 4 0	580	5 12 0	5 16 0
9	5 17 0	6 1 6	6 6 0	6 10 6 7 5 0 7 19 6 8 14 0
10	6 10 0	6 15 0	7 0 0	7 5 0
11	7 3 0	7 8 6	7 14 0	7 19 6
12	7 16 0	8 2 0	8 8 0	8 14 0
13	8 9 0	8 15 6	9 2 0	9 8 6 10 3 0 10 17 6 11 12 0
14	9 2 0	9 9 0	9 16 0	10 3 0
15	9 15 0	10 2 6	10 10 0	10 17 6
16	10 8 0	10 16 0	11 4 0	11 12 0
17	11 1 0	11 9 6	11 18 0	12 6 6
18	11 14 0	12 3 0	12 12 0	13 1 0
19	12 7 0	12 16 6	13 6 0	13 15 6
20	13 0 0	13 10 0	14 0 0	14 10 0
Roods.				
1	0 3 3	0 3 4	0 3 6	0 3 7
2	066	069	070	0 7 3
3	0 9 9	0 10 1	0 10 6	0 10 10

51 PERCHES.

	13s. per Acre.			14s. 6d. per Acre.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 20 20	per Acre. £. s. d. 0 0 1 0 0 2 0 0 3 0 0 4 0 0 5 0 0 6 0 0 7 0 0 8 0 0 9 0 0 10 0 1 1 0 1 2 0 1 3 0 1 4 0 1 5 0 1 6 0 1 7 0 1 8 0 1 9 0 1 10 0 1 11 0 2 0 0 2 1 0 2 2 0 2 3 0 2 4	## Acre. ## & s. d. 0 0 1 0 0 2 0 0 3 0 0 4 0 0 5 0 0 6 0 0 7 0 0 8 0 0 9 0 0 10 0 1 1 0 1 2 0 1 3 0 1 4 0 1 5 0 1 6 0 1 7 0 1 8 0 1 9 0 1 10 0 1 11 0 2 0 1 10 0 2 1 0 2 2 0 2 3 0 2 4 0 2 5	14s. per Acre. £. s. d. 0 0 1 0 0 2 0 0 3 0 0 4 0 0 5 0 0 6 0 0 7 0 0 8 0 0 9 0 0 10 0 1 1 0 1 2 0 1 3 0 1 4 0 1 5 0 1 6 0 1 7 0 1 9 0 1 10 0 2 1 0 2 2 0 2 3 0 2 4 0 2 5 0 2 6	er Acre. £. s. d. 0 0 1 0 0 2 0 0 3 0 0 4 0 0 5 0 0 6 0 0 7 0 0 8 0 0 9 0 0 10 0 1 1 0 1 2 0 1 3 0 1 4 0 1 5 0 1 6 0 1 7 0 1 8 0 1 9 0 1 10 0 1 11 0 2 2 0 2 3 0 2 4 0 2 5 0 2 6 0 2 7
30 31 32 33 34 35 36 37	0 2 5 0 2 6 0 2 7 0 2 8 0 2 9 0 2 10 0 2 11 0 3 0	0 2 6 0 2 7 0 2 8 0 2 9 0 2 10 0 2 11 0 3 0 0 3 1	0 2 7 0 2 8 0 2 9 0 2 10 0 2 11 0 3 0 0 3 1	0 2 8 0 2 9 0 2 10 0 2 11 0 3 0 0 3 2 0 3 3 0 3 4
38 39	0 3 1 0 3 2	0 3 2 0 3 3	0 3 3 0 3 4	0 3 5 0 3 6

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	15s. per Acre.	15s. 6d. per Acre.	16s. per Acre.	16s. 6d. per Acre.
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1 1	0 15 0	0 15 6	0 16 0	0 16 6
2	1 10 0	1 11 0	1 12 0	1 13 0
3	2 5 0	2 6 0	2 8 0	2 9 6
4	3 0 0	3 2 0	3 4 0	3 6 0
5	3 15 0	3 17 6	4 0 0	4 2 6
6	4 10 0	4 13 0	4 16 0	4 19 0
7	5 5 0	5 8 6	5 12 0	5 15 6
8	6 0 0	6 4 0	6 8 0	6 12 0
9	6 15 0	6 19 6	7 4 0	7 8 6
10	7 10 0	7 15 0	800	8 5 0
11	8 5 0	8 10 6	8 16 0	9 1 6
12	900	960	9 12 0	9 18 0
13	9 15 0	10 1 6	10 8 0	10 14 6
14	10 10 0	10 17 0	11 4 0	11 11 0
15	11 5 0	11 12 6	12 0 0	12 7 6
16	12 0 0	12 8 0	12 16 0	12 4 0
17	12 15 O	13 3 6	13 12 0	14 0 6
18	13 10 0	13 19 0	14 8 0	14 17 0
19	14 5 0	14 14 6	15 4 0	15 13 6
20	15 0 0	15 10 0	16 0 0	16 10 0
Roods.		0 0 10		
1 1	0 3 9	0 3 10	0 4 Q 0 8 0	0 4 1
2 3	0 7 6 0 11 3	0 7 9 0 11 7	0 8 0 0 12 0	0 8 3 0 12 4
1 8	0 11 3	0 11 7	0 12 0	0 12 4

53 PERCHES.

	15s.	15s. 6d.	16s.	16s. 6d.
	per Acre.	per Acre.	per Acre.	per Acre.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	## Acre. ## & # & # & # & # & # & # & # & # & #	## Acre. ## & ## & ## & ## & ## & ## & ## & ##	per Acre. £. s. d. 0 0 1 0 0 2 0 0 3 0 0 4 0 0 6 0 0 7 0 0 8 0 0 9 0 0 10 0 1 1 0 1 2 0 1 3 0 1 4 0 1 6 0 1 7 0 1 8 0 1 9 0 1 10 0 2 0 0 2 1 0 2 2 0 2 3	er Acre. £. s. d. 0 0 1 0 0 2 0 0 3 0 0 4 0 0 6 0 0 7 0 0 8 0 0 9 0 0 11 0 1 2 0 1 4 0 1 5 0 1 6 0 1 7 0 1 9 0 1 10 0 1 11 0 2 0 0 1 11 0 2 0 0 2 3 0 2 4
24	0 2 3	0 2 3	0 2 4	0 2 5
25	0 2 4	0 2 5	0 2 6	0 2 6
26	0 2 5	0 2 6	0 2 7	0 2 8
27	0 2 6	0 2 7	0 2 8	0 2 9
28	0 2 7	0 2 8	0 2 9	0 2 10
29	0 2 8	0 2 9	0 2 10	0 2 11
30	0 2 9	0 2 10	0 3 0	0 3 1
31	0 2 10	0 3 0	0 3 1	0 3 2
32	0 3 0	0 3 1	0 3 2	0 3 3
33	0 3 1	0 3 2	0 3 3	0 3 4
34	0 3 2	0 3 3	0 3 4	0 3 6
35	0 3 3	0 3 4	0 3 6	0 3 7
36	0 3 4	0 3 5	0 3 7	0 3 8
37 38 39	0 3 4 0 3 5 0 3 6 0 3 7	0 3 7 0 3 8 0 3 9	0 3 8 0 3 9 0 3 10	0 3 9 0 3 11 0 4 0

ACRES AND ROODS.

54

		per Acre.	18s. per Acre.	18s. 6d. per Acre.
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.
1	0 17 0	0 17 6	0 18 0	0 18 6
2	1 14 0	1 15 0	1 16 0	1 17 0
3	2 11 0	2 12 6	2 14 0	2 15 6
4	3 8 0	3 10 0	3 12 0	3 14 0
5	4 5 0	4 7 6	4 10 0	4 12 6
6	5 2 0	5 5 0	5 8 0	5 11 0
7	5 19 0	6 2 6	6 6 0	6 9 6
8	6 16 0	7 0 0	7 4 0	7 8 0
9	7 13 0	7 17 6	8 2 0	8 6 6
10	8 10 0	8 15 0	9 0 0	9 5 0
11	970	9 12 6	9 18 0	10 3 6
12	10 4 0	10 10 0	10 16 0	11 2 0
13	11 1 0	11 7 6	11 14 0	12 0 6
14	11 18 0	12 5 0	12 12 0	12 19 0
15	12 15 0	13 2 6	13 10 0	13 17 6 14 16 0
16	13 12 0	14 0 0	14 8 0	14 16 0
17	14 9 0	14 17 6	15 6 0	15 14 6
18	15 6 0	15 15 0	16 4 0	16 13 O
19	16 3 0	16 12 6	17 2 0	17 11 6
20	17 0 0	17 10 0	18 0 0	18 10 0
Roods.				
1	0 4 3	0 4 4	0 4 6	0 4 7
2	0 8 6	0 8 9	0 9 0	0 9 3
3	0 12 9	0 13 1	0 13 6	0 13 10

55
PERCHES.

	17s. per Acre.	17s. 6d. per Acre.	18s. per Acre.	18s. 6d. per Acre.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	per Acre. £. s. d. 0 0 1 0 0 2 0 0 3 0 0 5 0 0 6 0 0 7 0 0 8 0 0 10 0 11 0 1 0 0 1 2 0 1 3 0 1 4 0 1 5 0 1 7 0 1 8 0 1 9 0 1 10 0 2 0	E. s. d. 0 0 1 0 0 2 0 0 3 0 0 5 0 0 6 0 0 7 0 0 9 0 0 10 0 1 1 0 1 2 0 1 3 0 1 5 0 1 6 0 1 7 0 1 9 0 1 10 0 1 11 0 2 0	## Acre. ## . s. d. 0 0 1 0 0 2 0 0 4 0 0 5 0 0 6 0 0 8 0 0 9 0 0 10 0 1 0 0 1 1 0 1 2 0 1 4 0 1 5 0 1 6 0 1 8 0 1 9 0 1 10 0 2 0 0 2 1	per Acre. £. s. d. 0 0 1 0 0 2 0 0 4 0 0 5 0 0 6 0 0 8 0 0 9 0 0 11 0 1 0 0 1 1 0 1 3 0 1 4 0 1 6 0 1 7 0 1 8 0 1 10 0 1 11 0 2 0 0 2 2
				0 2 0 0 2 2 0 2 3 0 2 5 0 2 6 0 2 7 0 2 9 0 2 10 0 3 0 0 3 1 0 3 5 0 3 7 0 3 8 0 3 9 0 3 11 0 4 0 0 4 1 0 4 4 0 4 6

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	19s.	19s. 6d.	20s.	30s.	
	per Acre.	per Acre.	per Acre.	per Acre.	
Acres.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	
1 2 3 4 5 6 7 8 9 10 11 12	0 19 0 1 18 0 2 17 0 3 16 0 4 15 0 5 14 0 6 13 0 7 12 0 8 11 0 9 10 0 10 9 0 11 8 0 12 7 0	0 19 6 1 19 0 2 18 6 3 18 0 4 17 6 5 17 0 6 16 6 7 16 0 8 15 6 9 15 0 10 14 6 11 14 0 12 13 6	1 0 0 2 0 0 3 0 0 4 0 0 5 0 0 6 0 0 7 0 0 8 0 0 9 0 0 10 0 0 11 0 0 12 0 0	1 10 0 3 0 0 4 10 0 6 0 0 7 10 0 9 0 0 10 10 0 12 0 0 13 10 0 15 0 0 16 10 0 18 0 0 19 10 0	
14	13 6 0	13 13 0	14 0 0	21 0 0	
15	14 5 0	14 12 6	15 0 0	22 10 0	
16	15 4 0	15 12 0	16 0 0	24 0 0	
17	16 3 0	16 11 6	17 0 0	25 10 0	
18	17 2 0	17 11 0	18 0 0	27 0 0	
19	18 1 0	18 10 6	19 0 0	28 10 0	
20	19 0 0	19 10 0	20 0 0	30 0 0	
Roods. 1 2 3	0 4 9	0 4 10	0 5 0	0 7 6	
	0 9 6	0 9 9	0 10 0	0 15 0	
	0 14 3	0 14 7	0 15 0	1 2 6	

57
PERCHES.

	19s.	19s. 6d.	20s.	30s.
	per Acre.	per Acre.	per Acre.	per Acre.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34	per Acre. £. s. d. 0 0 1 0 0 2 0 0 4 0 0 5 0 0 7 0 0 8 0 0 9 0 0 11 0 1 2 0 1 3 0 1 5 0 1 6 0 1 7 0 1 9 0 1 10 0 2 0 0 2 1 0 2 3 0 2 4 0 2 5 0 2 7 0 2 8 0 2 10 0 2 11 0 3 3 0 3 5 0 3 6 0 3 8 0 3 9 0 3 11 0 4 0	per Acre. £. s. d. 0 0 1 0 0 2 0 0 4 0 0 5 0 0 7 0 0 8 0 0 10 0 1 1 0 1 2 0 1 4 0 1 5 0 1 7 0 1 8 0 1 9 0 1 11 0 2 0 0 2 2 0 2 3 0 2 5 0 2 6 0 2 8 0 2 9 0 2 11 0 3 0 0 3 2 0 3 3 0 3 4 0 3 6 0 3 7 0 3 9 0 3 10 0 4 1	per Acre. £. s. d. 0 0 1 0 0 3 0 0 4 0 0 6 0 0 7 0 0 9 0 0 10 0 1 3 0 1 4 0 1 6 0 1 7 0 1 9 0 1 10 0 2 0 0 2 1 0 2 3 0 2 4 0 2 6 0 2 7 0 2 9 0 2 10 0 3 0 0 3 1 0 3 6 0 3 7 0 3 9 0 3 10 0 4 0 0 4 1 0 4 3	per Acre. £. s. d. 0 0 2 0 0 4 0 0 6 0 0 9 0 0 11 0 1 3 0 1 6 0 1 8 0 1 10 0 2 0 0 2 3 0 2 5 0 2 7 0 2 9 0 3 0 0 3 2 0 3 4 0 3 6 0 3 9 0 3 11 0 4 1 0 4 3 0 4 6 0 4 8 0 4 10 0 5 5 0 5 7 0 5 9 0 6 0 0 6 2 0 6 4
35	0 4 1	0 4 3	0 4 4	0 6 6
36	0 4 3	0 4 4	0 4 6	0 6 9
37	0 4 4	0 4 6	0 4 7	0 6 11
38	0 4 6	0 4 7	0 4 9	0 7 1
39	0 4 7	0 4 9	0 4 10	0 7 3

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		Os. Acre.	p€	50s er A		pe	60a r A		pe	70s er A	
Acres.	£	s. d.	£	. 8.	d.	£	. 8.	d.	£	. 8.	d.
1	2 (0	2	10	0	3	0	0	3	10	0
2	4 (5	0	0	6	0	0	7	0	0
3	6 (7	10	0	9	0	0	10	10	0
4	8 (10	0	0	12	0	0	14	0	0
	10 (0	12	10	0	15	0	0	17	10	0
5 6	12 (0 (15	0	0	18	0	0	21	0	0
7	14 (0 (17	10	0	21	0	0	24	10	0
8	16 (20	0	0	24	0	0	28	0	0
9	18 (22	10	0	27	0	0	31	10	0
10	20 (0 (25	0	0	30	0	0	35	0	0
11	22 (0 (27	10	0	33	0	0	38	10	0
12	24 (30	0	0	36	0	0	42	0	0
13	26 C		32	10	0	39	0	0	45	10	0
14	28 0		35	0	0	42	0	0	49	0	0
15	30 C		37	10	0	45	0	0	52	10	0
16	32 0		40	0	0	48	0	0	56	0	0
17	34 0		42	10	0	51	0	0	59	10	0
18	36 0	0	45	0	0	54	0	0	63	0	0
19	38 C	0	47	10	0	57	0	0	66	10	0
20	40 0	0	50	0	0	60	0	0	70	0	0
Roods.	0 10			10	6	•	15	0	0	17	6
1	1 0		0	12	6	0		0	1	15	0
2 3	1 10		1	5 17	0 6	2	10 5	0		12	6
3	1 10	, 0	1	17	O	Z	บ	U		12	0

59 PERCHES.

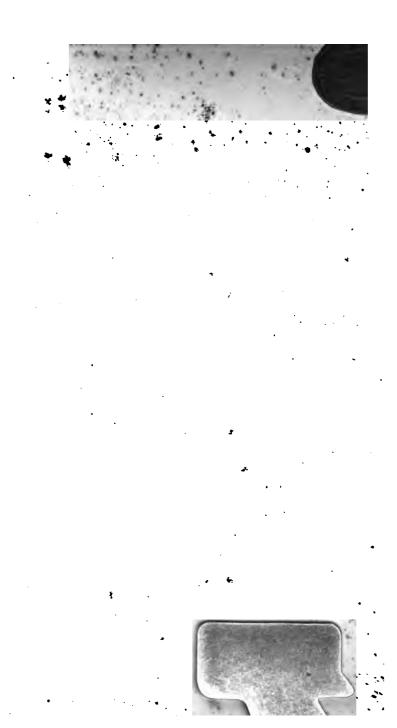
		1. (4)		
	90s. per Acre.		90 <i>s</i> . per Acre.	100s. per Acre.
		\$		·
Acres.	£. s.	d.	£, s. d.	£. s. d.
1	4 0	0	4 10 0	5 0 0
2	8 0	0	900	10 0 0
3	12 0	0	13 10 0	15 0 0
4	16 0	0	18 0 0	20 0 0
3 4 5 6 7	20 0	0	22 10 0	25 0 0
6	24 0	0	27 0 0	30 0 0
7	28 0	0	3 1 10 0	35 0 0
8	32 0	0	36 O O	40 0 0
9	36 O	0	4 0 10 0	45 0 0
10	40 0	0	45 0 0	50 0 0
11	44 0	0	49 10 0	55 0 0
12	48 0	0	54 0 0	60 0 0
13	52 0	0	58 10 0	65 0 0
14	5 6 0	0	63 0 0	70 0 0
15	60 0	0	67 10 0	75 0 0
16	64 0	0	72 0 0	80 0 0
17	68 0	0	76 10 O	85 0 0
18	72 0	0	81 0 0	90 0 0
19	76 O	0	85 10 0	95 0 0
20	80 0	0 ,	90 0 0	100 0 0
				-
Roods.	_	_		
1	1 0	0	$egin{array}{cccccccccccccccccccccccccccccccccccc$	1 5 0
1 2 3	2 0	0	2 5 0	2 10 0
3	3 0	0	3 7 6	3 15 0

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PERCHES.

·	80s. per Acre.	90s. per Acre	100s. per Acre.
1 2 3 4 5 6 7 8 9 10 11	### Acre. ### 5. d. 0 0 6 0 1 0 0 1 6 0 2 0 0 2 6 0 3 0 0 3 6 0 4 0 0 4 6 0 5 6 0 6 0	£. s. d. 0 0 6 0 1 1 0 1 8 0 2 3 0 2 9 0 3 4 0 3 11 0 4 6 0 5 0 0 5 7 0 6 2 0 6 9	£. s. d. 0 0 7 0 1 3 0 1 10 0 2 6 0 3 1 0 3 9 0 4 4 0 5 0 0 5 7 0 6 3 0 6 10 0 7 6
12 13 14 15 16 17 18 19 20 21 22 23 24	0 6 6 0 7 0 0 7 6 0 8 0 0 8 6 0 9 0 0 9 6 0 10 0 0 11 0 0 11 6 0 12 0	0 7 3 0 7 10 0 8 5 0 9 0 0 9 6 0 10 1 0 10 8 0 11 3 0 11 9 0 12 4 0 12 11 0 13 6	0 8 1 0 8 9 0 9 4 0 10 0 0 10 7 0 11 3 0 11 10 0 12 6 0 13 1 0 13 9 0 14 4 0 15 0
25 26 27 28 29 30 31 32 33 34 35	0 12 6 0 13 0 0 13 6 0 14 0 0 14 6 0 15 0 0 15 6 0 16 0 0 16 6 0 17 0	0 14 0 0 14 7 0 15 2 0 15 9 0 16 3 0 16 10 0 17 5 0 18 0 0 18 6 0 19 1 0 19 8	0 15 7 0 16 3 0 16 10 0 17 6 0 18 1 0 18 9 0 19 4 1 0 0 1 0 7 1 1 3 1 1 10
36 37 38 39	0 18 0 0 18 6 0 19 0 0 19 6	1 0 3 1 0 9 1 1 4 1 1 11	1 2 6 1 3 1 1 3 9 1 4 4

Henry Lucas, Printer, 3, Burleigh Street, Strand.



Henry Lucas, Printer, 3, Burleigh Street, Strand.





